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Ph: 970-871-6772 • Fax: 970-879-8023 • P.O. Box 775966 • Steamboat Springs, Colorado 80477

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March 7, 2025

Routt County Planning  
136 6<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Steamboat Springs, CO 80477

RE: Lot 1, Ubehebe Subdivision Replat and 20 acre unplatted tract  
41850 Double Buck Trail  
Steamboat Springs  
Lot Line Adjustment

Dear Routt County Planning;

Four Points Surveying and Engineering and Michael and Stephanie Jennings are submitting a Lot Line Adjustment application for Lot 1, Ubehebe Subdivision (Parcel 168800001) and a portion of an unplatted 20 acre parcel (Parcel 933284002) which the Jennings own. The Jennings are requesting to combine the south 10 acres of the unplatted parcel with Lot 1, Ubehebe Subdivision as shown on the submitted plat, for a total acreage of 25.27 acres. The north half of the twenty acre parcel is going to be sold to the north neighbor and merged with the existing 35 acre parcel.

**Description of zoning:** The property is currently zoned Agriculture and Forestry (AF) and will remain zoned AF after the lot line adjustment.

The Routt County Unified Development Code (UDC) permits lot line adjustments under Section 4.52 of the code. The UDC states, “A Lot Line Adjustment allows the transfer of a part of one lot/parcel to an adjacent lot/parcel for the purposes of enlarging a lot, altering a lot line, or correcting a legal description.”

1. Standards. A Lot Line Adjustment shall comply with the following standards:

- a) Only lot/parcel lines that are common to the subject lots/parcels may be adjusted. **The parcels involved are adjacent and share a common property line.**
  - b) The adjustment results in the same number of lots or parcels. No new lots or parcels may be created through the Lot Line Adjustment. **The adjustment does not create any new lots.**
  - c) The existing subject lots/parcels have been deemed buildable lots by the Planning Director. **Both lots are buildable since the parcels have individual tax accounts.**
  - d) In the case of an LPS, Minor Development Subdivision Exemption, a lot/parcel not serviced by a Combined Sewer Collection System, or non-conforming lot/parcel, the Lot Line Adjustment shall not reduce the size of any existing non- conforming lot/parcel to less than five acres or reduce the size of any existing lot parcel which is less than five acres. **Non-applicable.**
  - e) The adjustment does not result in a parcel lying in more than one zone district. **No zone district change is proposed.**
  - f) If a subject lot has a legal non-conforming structure that does not conform to a zone district setback, the Lot Line Adjustment shall not increase the non-conformity. **Non-applicable.**
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We look forward to the planning department review and we are available to meet or speak about the project anytime.

Sincerely;

Walter N. Magill, PE-PLS  
Four Points Surveying and Engineering